

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Vision Energy Property (Former)			<b>FID #</b> (if appropriate):	
<b>BRRTS #:</b>	03-05-001232				
<b>COMMERCE #</b> (if appropriate):	54302-1144-35				
<b>CLOSURE DATE:</b>	2/24/00				
<b>STREET ADDRESS:</b>	735 Weise Street				
<b>CITY:</b>	Green Bay				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>	679075	<b>Y =</b>	452338
<b>CONTAMINATED MEDIA:</b>	Groundwater	<input checked="" type="checkbox"/>	Soil	<input type="checkbox"/>	Both <input type="checkbox"/>
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
• IF YES, STREET ADDRESS:					
• GPS COORDINATES (meters in WTM91 projection):		<b>X =</b>		<b>Y =</b>	
<b>OFF-SOURCE SOIL CONTAMINATION</b> >Generic or Site-Specific RCL (SSRCL):		Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
• IF YES, STREET ADDRESS 1:					
• GPS COORDINATES (meters in WTM91 projection):		<b>X =</b>		<b>Y =</b>	
<b>CONTAMINATION IN RIGHT OF WAY:</b>		Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					<b>x</b>
Copy of most recent deed, including legal description, for all affected properties					<b>x</b>
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					<b>x</b>
County Parcel ID number, if used for county, for all affected properties					<b>x</b>
<b>Location Map</b> which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					<b>x</b>
<b>Detailed Site Map(s) for all affected properties</b> , showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					<b>x</b>
<b>Tables of Latest Groundwater Analytical Results</b> (no shading or cross-hatching)					<b>x</b>
<b>Tables of Latest Soil Analytical Results</b> (no shading or cross-hatching)					<b>na</b>
<b>Isoconcentration map(s), if required for site investigation (SI)</b> (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					<b>x</b>
<b>GW: Table of water level elevations, with sampling dates, and free product noted if present</b>					<b>x</b>
<b>GW: Latest groundwater flow direction/monitoring well location map</b> (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					<b>x</b>
<b>SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour</b>					<b>na</b>
<b>Geologic cross-sections, if required for SI.</b> (8.5x14" if paper copy)					<b>x</b>
<b>RP certified statement that legal descriptions are complete and accurate</b>					<b>x</b>
<b>Copies of off-source notification letters</b> (if applicable) Letter notifying present owner of property.					<b>x</b>
<b>Letter informing ROW owner of residual contamination</b> (if applicable)(public, highway or railroad ROW)					<b>x</b>
<b>Copy of (soil or land use) deed restriction(s) or deed notice</b> if any required as a condition of closure					<b>na</b>



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
2129 Jackson Street  
Oshkosh, Wisconsin 54901-1805  
TDD #: (608) 264-8777  
Fax #: (920) 424-0217  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
Jim Doyle, Governor  
Cory L. Nettles, Secretary

August 29, 2003

Mr. Steven Baldisserotto  
Verizon-Network Services Inc.  
650 Park Avenue  
East Orange, NJ 07017

RE: **Final Closure**

**Commerce # 54302-1144-35**      WDNR BRRTS # 03-05-001232  
Vision Energy Property (Former), 735 Weise Street, Green Bay

Dear Mr. Baldisserotto:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual groundwater contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required. If applicable, the PECFA claim for this site would also be reopened and you may apply for assistance to the extent of remaining eligibility.

Thank you for your efforts to bring this case to closure. If you have any questions, please contact me in writing at the letterhead address or by telephone at (920) 424-0046.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert H. Klauk', with a stylized flourish extending from the end.

Robert H. Klauk, PG  
Hydrogeologist  
Site Review Section

cc: Carl B. Stay – Environmental Resources Management  
Case File



ENVIRONMENTAL & REGULATORY SERVICES

2129 Jackson Street

Oshkosh, Wisconsin 54901

Fax: (920) 424-0217

TDD #: (608) 264-8777

[www.commerce.state.wi.us](http://www.commerce.state.wi.us)

Tommy G. Thompson, Governor

Brenda J. Blanchard, Secretary

February 24, 2000

Bell Atlantic  
Attn: Steve Baldisserotto  
650 Park Avenue  
East Orange NJ 07017

RE: **Commerce # 54302-1144-35**  
Former Vision Energy Property, 735 Weise Street, Green Bay, WI

**Case Closure [conditional upon receipt of documentation]**

Dear Mr. Baldisserotto:

On January 12, 2000 the Wisconsin Department of Natural Resources transferred this site to the Wisconsin Department of Commerce for regulatory oversight. On behalf of the Wisconsin Department of Commerce, I am reviewing this case for closure.

Using the standards established in NR 700, and the risk criteria of Comm 46, the Department has determined that this site does not pose a significant threat to the environment and human health, and no further investigation or remedial action is necessary. In making this determination, I reviewed the following documents prepared by ERM, Inc, as well as other correspondence in the case file:

- *UST Site Assessment - EECI, April 1993*
- *Site Investigation Workplan - REL, June 23, 1993*
- *Site Investigation & Analysis of Soil Remedial Action Options - ERM, June 1995*
- *Interim Soil Corrective Action Documentation - ERM, April 1996*
- *Site Status Reports, April 1998*
- *Ground Water Monitoring Report, September 10, 1999*
- *Case Summary and Closure Request, September 10, & December 10, 1999*

If, in the future, site conditions indicate that any contamination that might remain poses a threat, the need for further remediation would be determined and required if necessary. If subsequent information indicates a need to reopen this case, any original claim under the PECFA fund would also reopen and you may apply for assistance to the extent of remaining eligibility.

RE: **Commerce # 54302-1144-35**  
Former Vision Energy Property  
735 Weise St.reet, Green Bay, WI

February 24, 2000

Page 2

**IMPORTANT:** we cannot list this case as "closed" on our computer database until we receive the following items.

- A notification must be placed on the property deed addressing residual groundwater impacts. For case closure we will need a copy of the deed notification that contains the County Register of Deeds' recording information. Enclosed an example of a "Notice of Contamination to Property" for your use. If you wish to modify the language, submit a copy to this office for review prior to filing.
- Documentation of the abandonment of monitoring wells MW-27, 101, 102, 103, 104, 105 and the sump. Please submit abandonment documentation to the Department at the letterhead address.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (920) 424-0046.

Sincerely,



Dee Zoellner  
Hydrogeologist  
PECFA Site Review Section

enclosure

cc: John Roberts – ERM, Inc. (with enclosure)  
electronic case file

829486

J 162 1 15

## TRUSTEE'S DEED

THIS INDENTURE WITNESSETH: That Kellogg-Citizens National Bank, a National Banking Corporation, of Green Bay, Wisconsin, and LeRoy Seifert, of Kaukauna, Wisconsin, Testamentary Trustees of the Dale E. Andrews Family Trust a/k/a Dale Andrews, deceased, have bargained and sold and do hereby, bargain, sell, and convey unto Division of Donovan Companies, Inc. (An Iowa Corporation) North Central Public Service Company, of St. Paul, Minnesota, for the sum of ONE Dollar and other valuable considerations, the receipt of which is hereby acknowledged, the following described real estate in Brown County, Wisconsin, to-wit:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and that part of vacated North Jackson Street lying east of Lot 7, all in Block 89, Eastman's Addition to the City of Green Bay, Brown County, Wisconsin, subject to all encumbrances and restrictions of record.

IN WITNESS WHEREOF, KELLOGG-CITIZENS NATIONAL BANK, of Green Bay, Wisconsin, and LEROY SEIFERT, of Kaukauna, Wisconsin, as Testamentary Trustees, have hereto set their hands and seals this 2nd day of March, 1976.

TRANSFER  
\$ 75.00  
FEE

KELLOGG-CITIZENS NATIONAL BANK

Carl J. Kraz  
Carl J. Kraz, Sr. Vice President

CONTINUATION

P. H. Langer  
P. H. Langer, Vice President  
Testamentary Trustee

LeRoy Seifert  
LeRoy Seifert  
Testamentary Trustee

STATE OF WISCONSIN )  
COUNTY OF BROWN ) ss

On this 2nd day of March, 1976, before me, a notary public, personally appeared Carl J. Kraz, and P. H. Langer, of the County of Brown, State of Wisconsin, to me personally known, who being duly sworn, did say that they are Sr. Vice President, and Vice President, respectively, of KELLOGG-CITIZENS NATIONAL BANK, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority granted such officers by the Board of Directors of said corporation and the said officers duly acknowledged to me that they executed the foregoing instrument.

Edward W. Moede  
Edward W. Moede

Notary Public, Brown County, Wis.  
My Commission is Permanent

829480

J 162 1 16

STATE OF WISCONSIN )  
 ) ss  
COUNTY OF BROWN )

On this 22nd day of March, 1976, before me, a notary public, personally appeared LEROY SEIFERT, of Kaukauna, Wisconsin, to me known to be the person who executed the foregoing instrument and who acknowledged to me that he executed the said Trustee's Deed for the purposes therein contained.

Edward W. Moede  
Notary Public, Brown County, Wis.  
My Commission is Permanent

Drafted by Edward W. Moede

REGISTER'S OFFICE )  
Brown County, Wis. )  
Received for record the 1st  
of Copie A.D., 1976  
8<sup>00</sup> o'clock A M. and record  
Jacket 162 of Records Image 15

Ray Bebyl  
Register of Deeds

330

Maur Law Firm  
332 Hamm Bldg.  
St Paul, Min. 55102

834022  
832958-

J 329 | 25  
J 297 | 23

TRUSTEES' DEED

THIS INDENTURE WITNESSETH: That Kellogg-Citizens National Bank, a National Banking Corporation, of Green Bay, Wisconsin, and LeRoy Seibert, of Kaskaskia, Wisconsin, Testamentary Trustees of the Dale E. Andrews Family Trust ark/a Dale Andrews, deceased, have bargained and sold and do hereby bargain, sell, and convey unto North Central Public Service Company, Division of Donovan Companies, Inc. (An Iowa Corporation, of St. Paul, Minnesota, for the sum of ONE Dollar and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Brown County, Wisconsin: -wits:

That part of quarter North one-half Section 6, all in Township 36 North, Range 12 East, 1st Meridian, Green Bay, Brown County, Wisconsin.

IN WITNESS WHEREOF, Kellogg-Citizens National Bank, of Green Bay, Wisconsin and LeRoy Seibert, of Kaskaskia, Wisconsin, as Testamentary Trustees, have hereunto set their hands and seals this 17 day of May, 1934.

KELLOGG-CITIZENS NATIONAL BANK

Carl F. Meaz, Jr.  
Carl F. Meaz, Jr., Vice President

E. H. Barker  
E. H. Barker, Vice President  
Testamentary Trustee

LeRoy Seibert  
LeRoy Seibert  
Testamentary Trustee

WITNESSED and acknowledged

before me this 17th day of May, 1934.

Edward W. Meade and John J. Meade, both of the County of Brown, State of Wisconsin, are personally known to me, and being duly sworn, do say that they are the Vice Presidents, and Vice Presidents, respectively, of KELLOGG-CITIZENS NATIONAL BANK, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authorized officers by the Board of Directors of said corporation and the said officers duly acknowledged to me that they executed the foregoing instrument.

Edward W. Meade

Notary Public, Brown County, Wis.  
My Commission is Permanent

834022

J 329 I 25

832958

J 297 I 24

STATE OF WISCONSIN )  
 ) ss  
 COUNTY OF BROWN )

On this 17<sup>th</sup> day of May, 1976, before me, a notary public, personally appeared LEON SEIFERT, of Kaukauna, Wisconsin, to me known to be the person who executed the foregoing instrument and who acknowledged to me that he executed the said Trustee's Deed for the purposes therein contained.

Edward W. Meador  
 Notary Public, Brown County, Wis  
 My commission is Permanent

Testified by Edward W. Meador

76 MAY 18 11 35

76 JUN 2 11 11

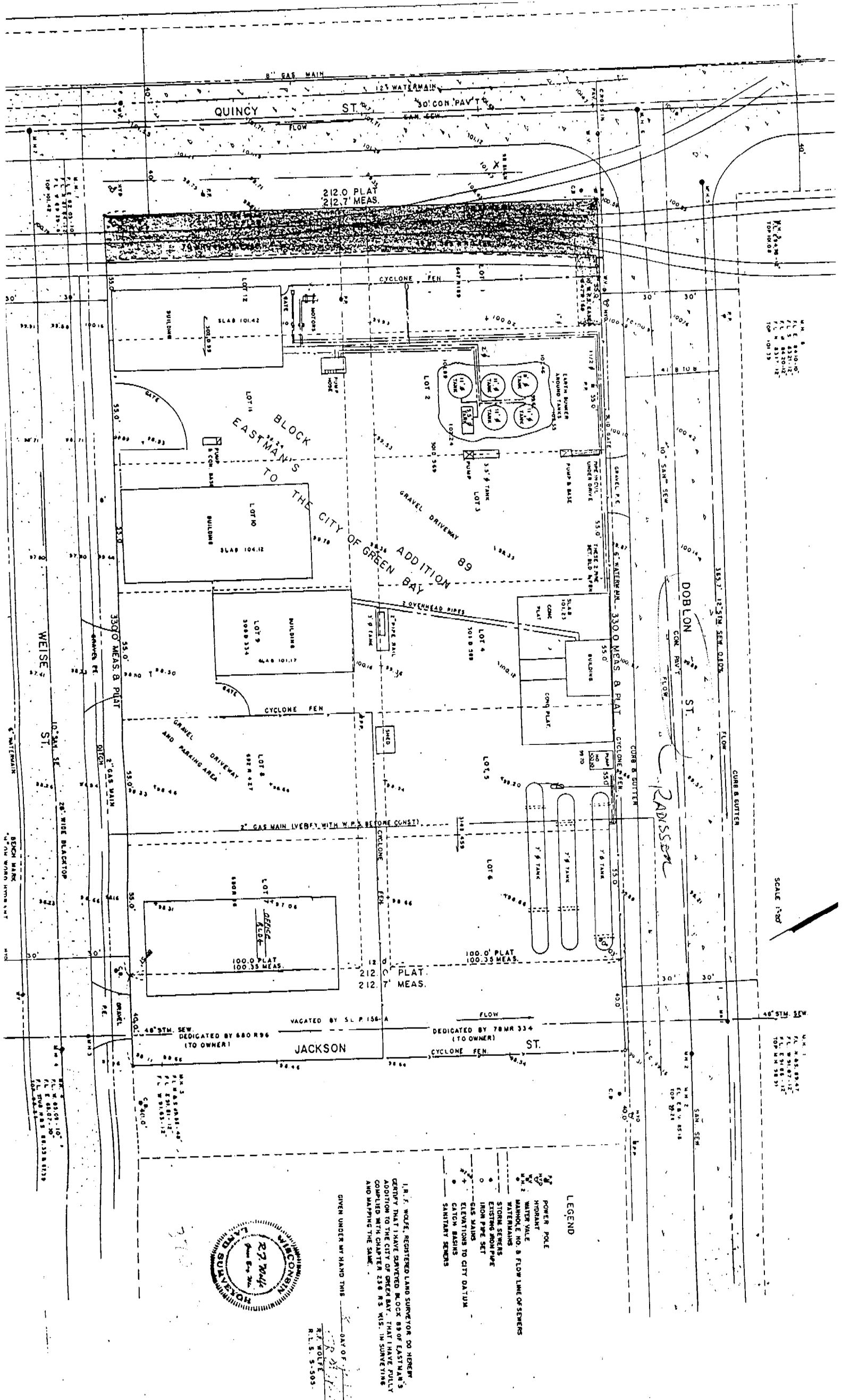
KCTB

3<sup>00</sup>

3<sup>00</sup>

KCTB





SCALE 1"=20'

LEGEND

- POWER POLE
- HYDRANT
- WATER VALE
- MANHOLE, HO. & FLOW LINE OF SEWERS
- WATER MAINS
- STORM SEWERS
- EXISTING MON. PIPE
- IRON PIPE SET
- GAS MAINS
- ELEVATIONS TO CITY DATUM
- CATCH BASINS
- SANITARY SEWERS

I, R. F. WOLFE, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PLATTED BLOCK 89 OF EASTMAN'S ADDITION TO THE CITY OF GREEN BAY, THAT I HAVE FULLY COMPLIED WITH CHAPTER 238 R.S. WIS. IN SURVEYING AND MAPPING THE SAME.

GIVEN UNDER MY HAND THIS

DAY OF  
R. F. WOLFE  
R.L.S. 5-503

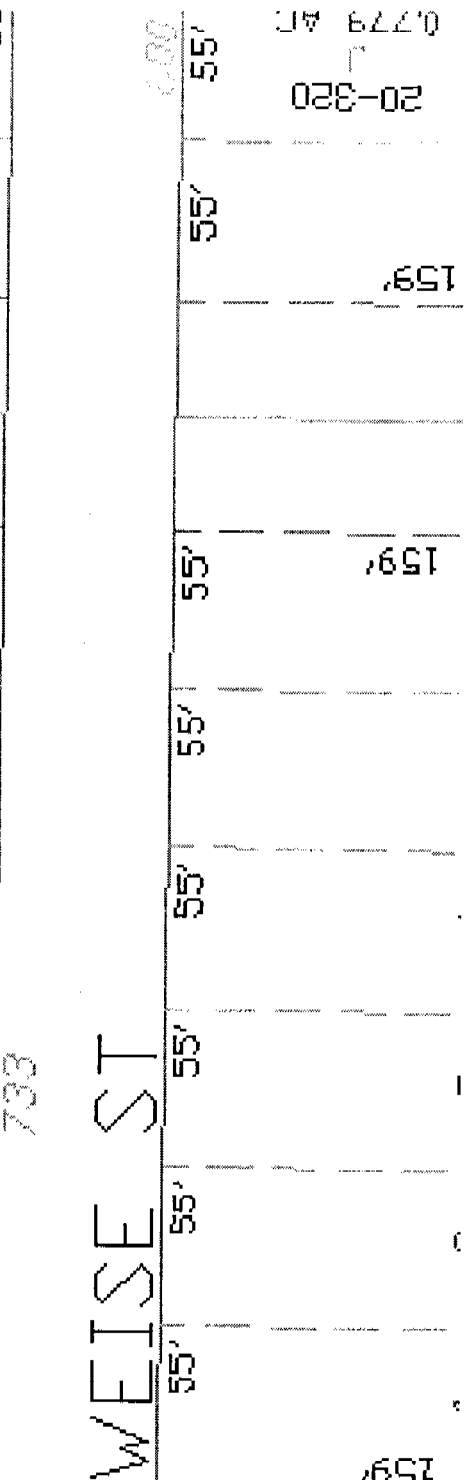
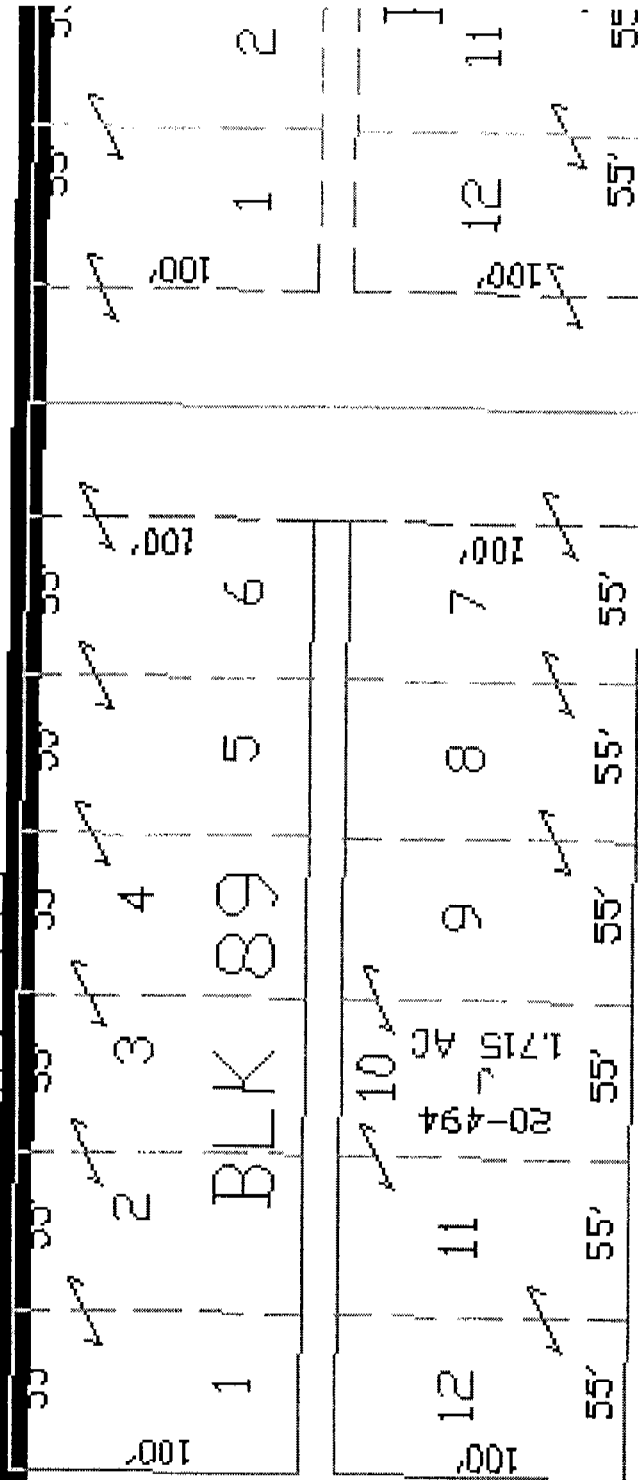
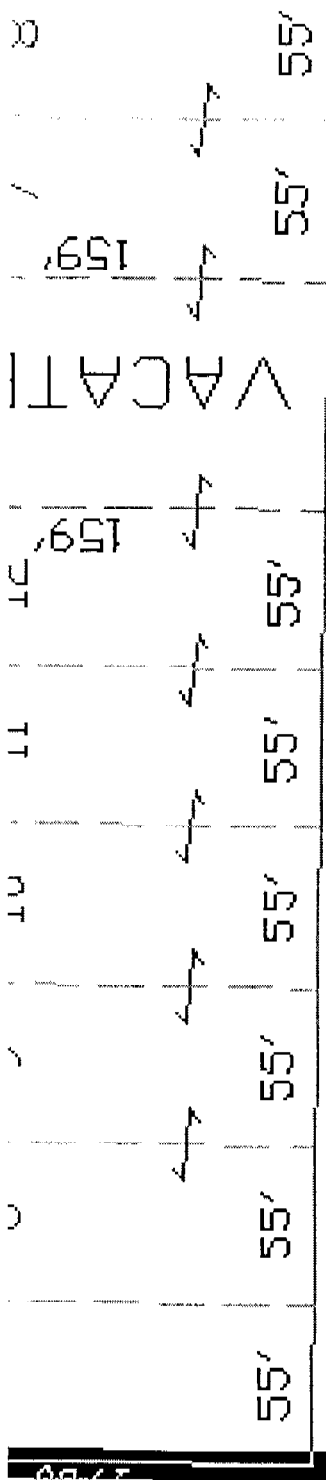


107.61' R

QUINCY ST

RADISSON ST

WEISE ST



20-320  
0.779 AC

GREEN BAY EAST QUADRANGLE  
 WISCONSIN - BROWN COUNTY  
 7.5 MINUTE SERIES (TOPOGRAPHIC)  
 1982

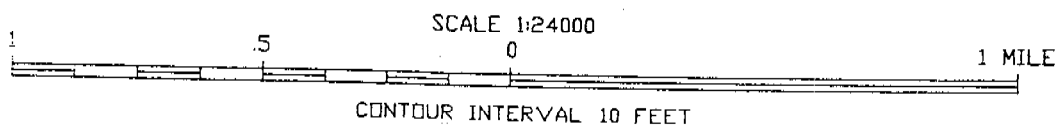
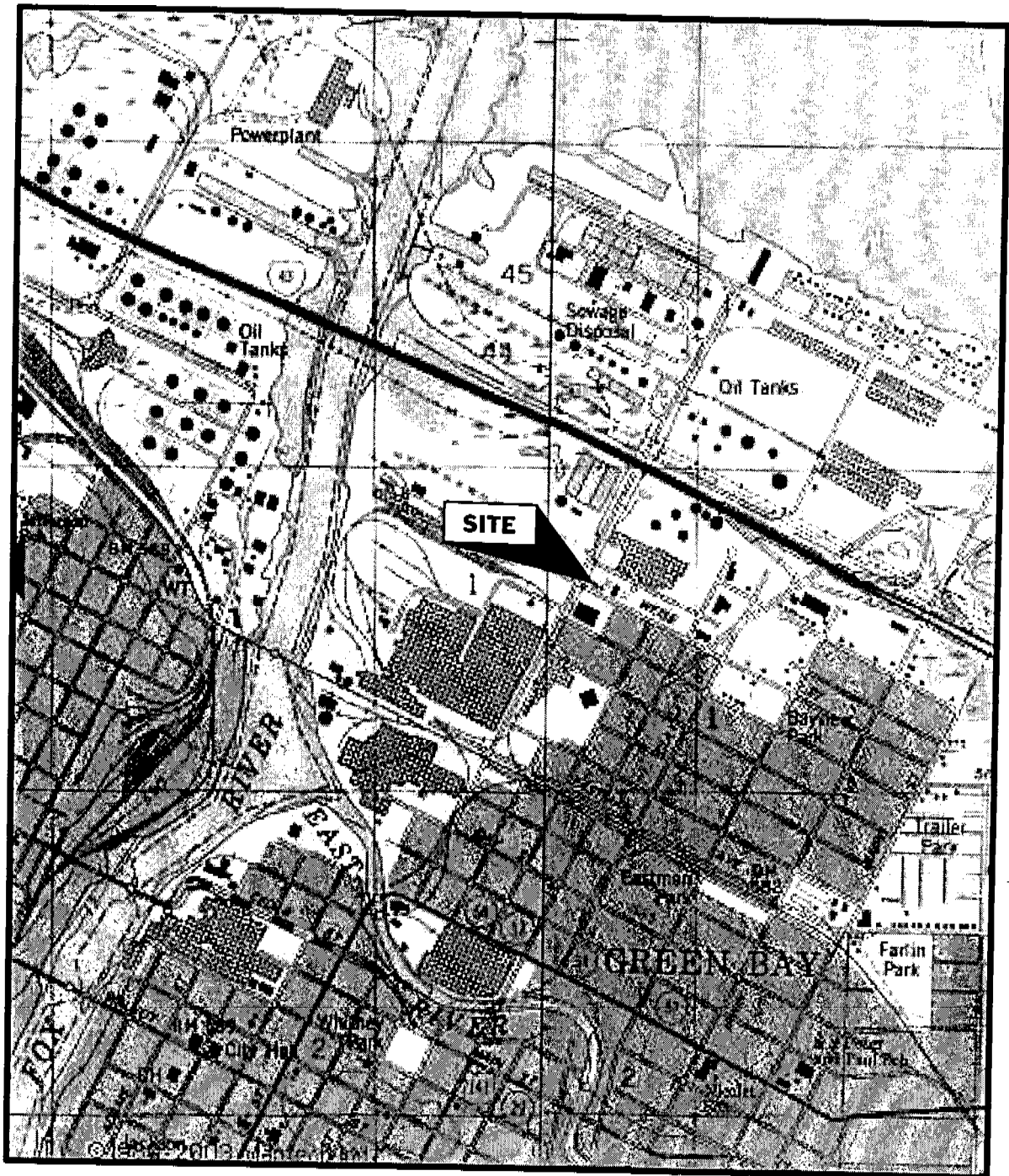
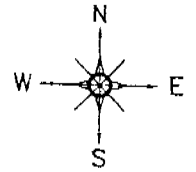


FIGURE 1

SITE LOCATION MAP  
 FERRELLGAS PROPERTY  
 GREEN BAY, WISCONSIN



ERM

ATTENTION - THIS DRAWING IS A REDUCED SIZE COPY. REQUEST A FULL SIZE COPY FOR THE CORRECT SCALE.

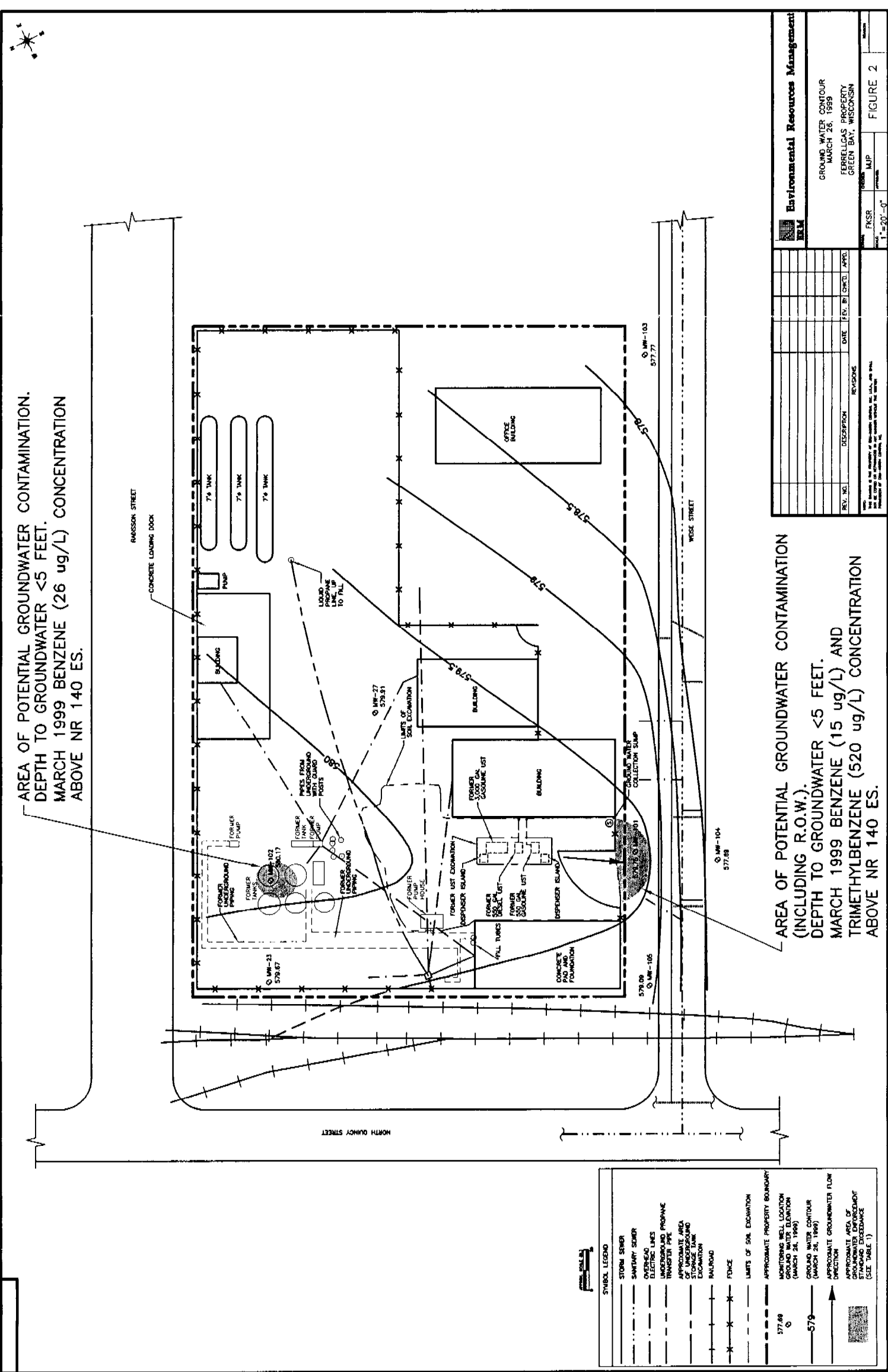


TABLE 3  
GROUND WATER ANALYTICAL RESULTS  
FERRELLGAS PROPERTY  
GREEN BAY, WISCONSIN

Parameter (ug/l)	NR 140		MW-1		MW-4A		MW-23				MW-27								
	ES	PAL	3/14/95	3/14/95	3/14/95	3/14/95	12/23/96	11/7/97	12/12/97	7/31/98	11/12/98	3/26/99	3/14/95	12/23/96 <sup>1</sup>	11/7/97	12/12/97	7/31/98	11/12/98	3/26/99
Benzene	5	0.5	130	25,000			<0.6	<0.16	<0.16	<0.32	<0.32	<0.32	<0.6	NS	<0.16	<0.16	<0.32	<0.32	<0.32
Ethyl Benzene	700	140	630	1,200			<1.0	<0.29	<0.29	<0.34	<0.34	<0.34	<1.0	NS	<0.29	<0.29	<0.34	<0.34	<0.34
MTBE	60	12	24	<200			<1.0	0.33	<0.20	<0.31	<0.31	<0.31	<1.0	NS	<0.20	<0.20	<0.31	<0.31	<0.31
Toluene	343	68.6	12	3,500			<1.0	<0.36	<0.36	<0.35	<0.35	<0.35	<1.0	NS	<0.36	<0.36	<0.35	<0.35	<0.35
Trimethylbenzenes	480	96	830	960			<2.0	<0.64	<0.64	<0.99	<0.99	<0.99	<2.0	NS	<0.64	<0.64	<0.99	<0.99	<0.99
Xylene (total)	620	124	410	3,710			<2.0	<1.15	<1.15	<0.98	<1	<1	<2.0	NS	<1.15	<1.15	<0.98	<1	<1

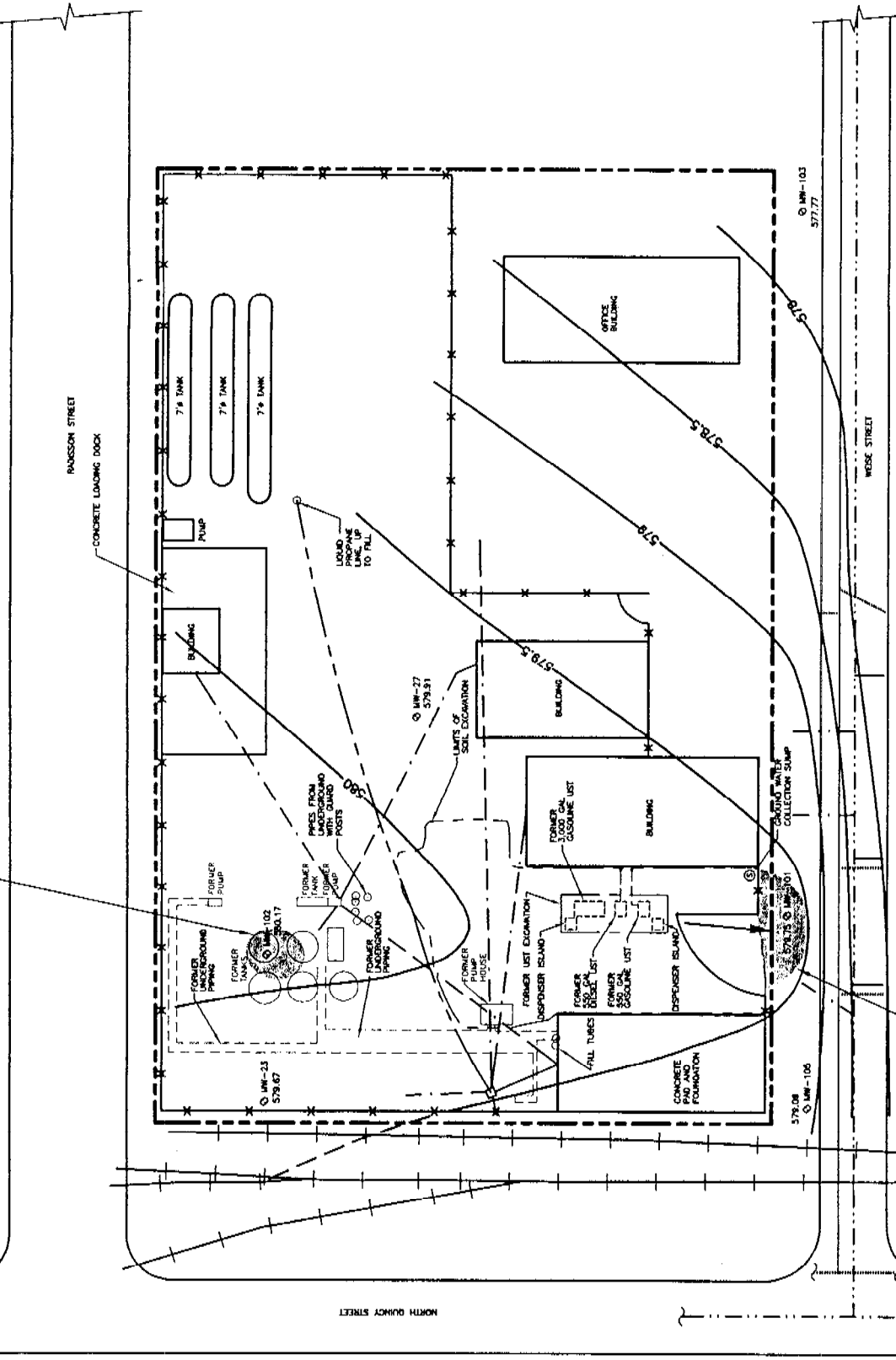
Parameter (ug/l)	NR 140		Sump				MW-101				MW-102								
	ES	PAL	12/23/96	11/7/97	12/12/97	3/26/99	7/31/98	11/12/98	3/26/99	11/7/97	12/12/97	7/31/98	11/12/98	3/26/99	11/7/97	12/12/97	7/31/98	11/12/98	3/26/99
Benzene	5	0.5	2.8	0.28	<0.16	<0.32	51	<0.32	<0.32	1200	410	60	13 J	15	1.3	<0.29	18 J	3.4	26
Ethyl Benzene	700	140	<1.0	<0.29	<0.29	<0.34	1.3	<0.34	<0.34	78	240	72	70	120	<0.29	<0.29	<6.2	0.66 J	11
MTBE	60	12	1.0	0.66	<0.20	<0.31	0.5 J	<0.31	<0.31	20	<0.8	3.4 J	<7	<0.31	1.1	1.2	<7	0.58 J	<0.31
Toluene	343	68.6	<1.0	<0.36	<0.36	<0.35	<0.35	<0.35	<0.35	62	25	<3.5	410	8.7	<0.36	39.8	88 J	8.7	0.7 J
Trimethylbenzenes	480	96	<2.0	<0.64	<0.64	<0.99	<0.99	<0.99	<0.99	275	331	460	410	520	1.68	39.8	88 J	8.7	7.7
Xylene (total)	620	124	<2.0	<1.15	<1.15	<1	<0.98	<1	<1	510	344	130	196	230	2.5	72	229	13	5.8

Parameter (ug/l)	NR 140		MW-103		MW-104		MW-105		GP-1		GP-2		GP-3		GP-5		GP-9	
	ES	PAL	7/31/98	3/26/99	7/31/98	3/26/99	7/31/98	3/26/99	7/31/98	3/26/99	7/31/98	3/26/99	7/31/98	3/26/99	7/31/98	3/26/99	7/31/98	3/26/99
Benzene	5	0.5	<0.32	<0.32	<0.32	<0.32	0.5 J	<0.32	<0.32	3.8	95	95	<0.4	<0.4	<0.4	<0.4	2.9	2.9
Ethyl Benzene	700	140	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.34	<0.2	<0.2	<0.2	0.3 J	2.3	2.3
MTBE	60	12	<0.31	<0.31	<0.31	<0.31	<0.31	<0.31	<0.31	6.1	19	41	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5
Toluene	343	68.6	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.35	<0.3	<0.3	<0.3	<0.3	<0.3	<0.3
Trimethylbenzenes	480	96	<0.99	<0.99	<0.99	<0.99	0.56 J	<0.99	<0.99	<0.99	<0.99	<0.99	<0.6	<0.6	<0.6	1.6 J	18.4	18.4
Xylene (total)	620	124	<0.98	<1	<1	<1	<1	<1	<1	<0.98	<1	<1	<0.8	<0.8	<0.8	1.8	5.2	5.2

Notes:  
<sup>1</sup> MW-27 was not sampled because the well was inaccessible due to snow and ice cover.  
<sup>2</sup> The soil excavation remediation occurred in November 1995.

Key:  
ES = Enforcement standard as included in Chapter NR140 of the Wisconsin Administrative Code.  
PAL = Preventive action limit as included in Chapter NR140 of the Wisconsin Administrative Code.  
J = Estimated concentration, parameter detected between the level of detection and the level of quantification.  
Bold numbers exceed the PAL; boxed numbers exceed the ES.

AREA OF POTENTIAL GROUNDWATER CONTAMINATION.  
DEPTH TO GROUNDWATER <5 FEET.  
MARCH 1999 BENZENE (26 ug/L) CONCENTRATION  
ABOVE NR 140 ES.



- AREA OF POTENTIAL GROUNDWATER CONTAMINATION (INCLUDING R.O.W.).  
DEPTH TO GROUNDWATER <5 FEET.  
MARCH 1999 BENZENE (15 ug/L) AND  
TRIMETHYLBENZENE (520 ug/L) CONCENTRATION  
ABOVE NR 140 ES.

Diagram illustrating the location of the monitoring well and associated infrastructure:

- STORM SEWER
- OVERHEAD POWER LINES
- UNDERGROUND PROPANE GAS PIPING
- APPROXIMATE AREA OF UNDERGROUND STORAGE TANK EXCAVATION
- RAILROAD
- FENCE
- LIMITS OF SOIL EXCAVATION
- APPROXIMATE PROPERTY BOUNDARY
- MONITORING WELL LOCATION
- GROUND WATER ELEVATION (MARCH 26, 1949)
- GROUND WATER CONTOUR (MARCH 26, 1949)
- APPROXIMATE GROUNDWATER FLOW DIRECTION
- APPROXIMATE AREA OF GROUNDWATER INTERFERENCE (SEE TABLE 1)

[illegible]

TABLE 1

GROUND WATER ELEVATIONS  
FERRELLGAS PROPERTY  
GREEN BAY, WISCONSIN

<b>Monitoring Well:</b>	<b>MW-23</b>				
TPVC Elevation:	584.32				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	4.57	4.65	4.60	4.65	
Groundwater Elevation	579.75	579.67	579.72	579.67	
<b>Monitoring Well:</b>	<b>MW-27</b>				
TPVC Elevation:	582.66				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	3.12	na	2.57	2.75	
Groundwater Elevation	579.54		580.09	579.91	
<b>Monitoring Well:</b>	<b>MW-101</b>				
TPVC Elevation:	586.00				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	5.92	6.06	6.13	6.25	
Groundwater Elevation	580.08	579.94	579.87	579.75	
<b>Monitoring Well:</b>	<b>MW-102</b>				
TPVC Elevation:	583.52				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	3.28	3.39	3.35	3.35	
Groundwater Elevation	580.24	580.13	580.17	580.17	
<b>Monitoring Well:</b>	<b>MW-103</b>				
TPVC Elevation:	582.17				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	9.83	4.87	4.80	4.40	
Groundwater Elevation	572.34	577.30	577.37	577.77	
<b>Monitoring Well:</b>	<b>MW-104</b>				
TPVC Elevation:	582.97				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	7.45	6.21	6.33	5.28	
Groundwater Elevation	575.52	576.76	576.64	577.69	
<b>Monitoring Well:</b>	<b>MW-105</b>				
TPVC Elevation:	583.97				
Date	7/29/98	8/21/98	11/9/98	3/26/99	
Depth to Groundwater	4.90	4.93	4.77	4.90	
Groundwater Elevation	579.07	579.04	579.20	579.07	
<b>Monitoring Well:</b>	<b>SUMP</b>				
TPVC Elevation:	585.36				
Date					
Depth to Groundwater					
Groundwater Elevation					


**Environmental Resources Management**

GROUND WATER CONTOUR  
MARCH 26, 1999

FERRELLGAS PROPERTY  
GREEN BAY, WISCONSIN

RESEARCH CENTER, INC., U.S.A., 400 BELL

FIGURE 2

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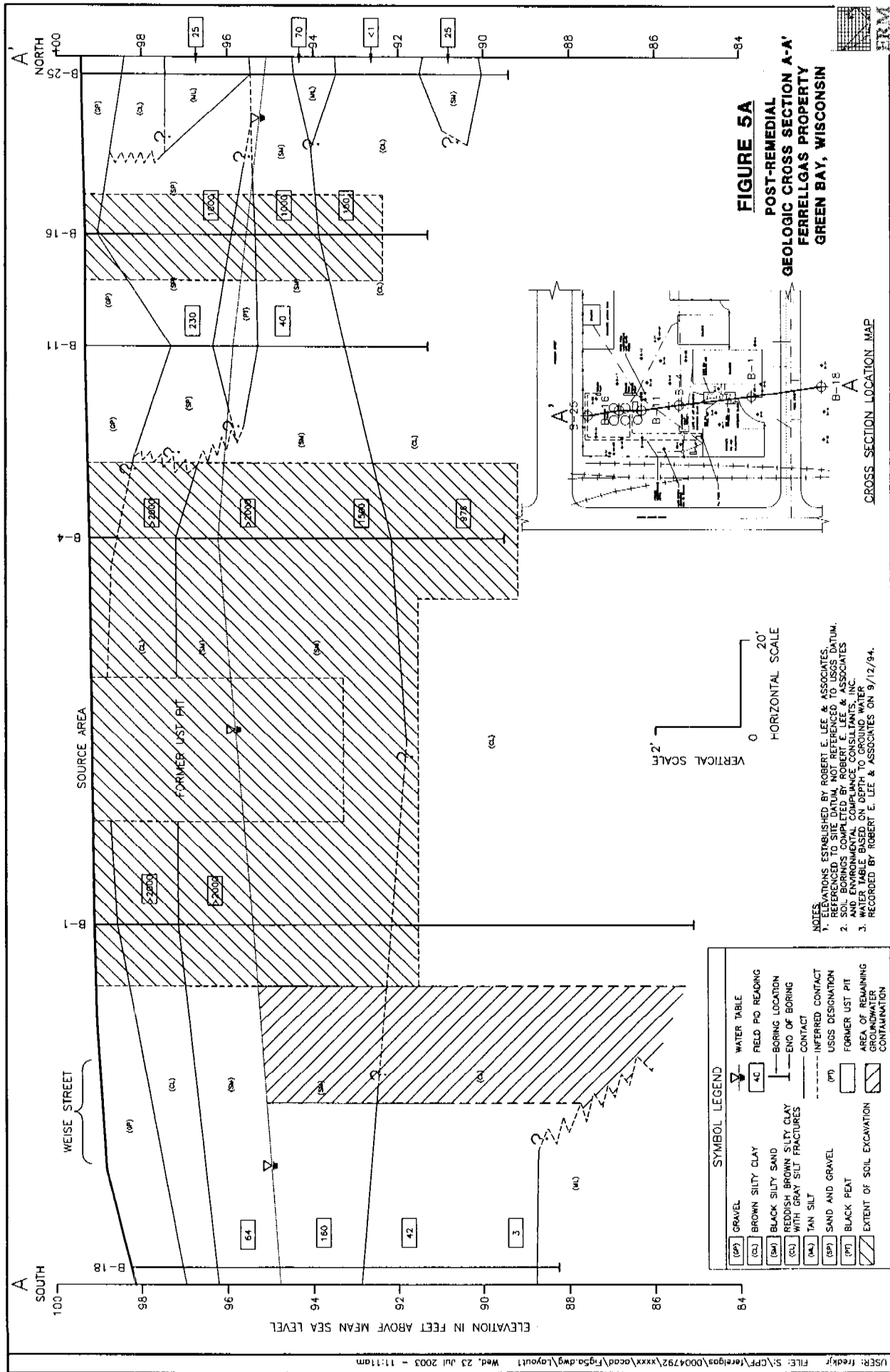
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**Steven T. Baldisserotto, PE**  
Environmental Manager



650 Park Avenue  
East Orange, NJ 07017

Phone 973.266.9311  
Fax 973.673.2219  
steven.t.baldisserotto@verizon.com

July 10, 2003

Reference: Legal Description Statement for  
Former Vision Energy Property  
735 Weise Street, Green Bay, WI  
Commerce #54-302-1144-35  
WDNR # 03-05-001232

To Whom It May Concern:

As required by the Wisconsin Department of Natural Resources for GIS Registry listing, the legal descriptions are accurate and complete for all properties within or partially within the contamination area. The legal descriptions were obtained from deeds on file at the Brown County Register of Deeds office.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Baldisserotto", with a long, sweeping underline that extends to the left.

Verizon-Network Services Inc.  
Steven T. Baldisserotto, PE  
*Environmental Manager*

**Steven T. Baldisserotto, PE**  
Environmental Manager



650 Park Avenue  
East Orange, NJ 07017

Phone 973.266.9311  
Fax 973.673.2219  
steven.t.baldisserotto@verizon.com

July 21, 2003

Ferrellgas, Inc.  
One Liberty Plaza  
Liberty, MO 64068  
Attention: President

RE: GIS Registry Listing of Property  
Former Vision Energy Property  
735 Weise Street, Green Bay, Wisconsin.  
Commerce # 54302-1144-35  
WDNR # 03-05-001232

Dear Sir or Madam:

Between 1992 and 2000 Verizon (former Bell Atlantic) completed an extensive cleanup of the underground tanks at the former Vision Energy Site, at 735 Weise Street, Green Bay, Wisconsin. The work scope exceeded \$260,000, which was paid by Verizon in accordance with the agreement between Verizon and Ferrellgas dated September 30, 1994. On February 24, 2000, the Wisconsin Department of Commerce issued a conditional Case Closure, with No Further Action letter (attached). The site closure requires Verizon to file paperwork with the State and County, to list the site on the GIS Registry of Closed Remediation Sites.

When the cleanup was complete the levels of benzene and trimethylbenzene contamination in the groundwater on the property were found to be above the state groundwater enforcement standards found in chapter NR 140, Wisconsin Administrative Code. The environmental consultant who has investigated this contamination has informed me that this groundwater contaminant plume is stable or receding and will naturally degrade over time. I believe that allowing natural attenuation to complete the cleanup at this site will meet the requirements for case closure that are found in chapter NR 726 and chapter Comm 46, WI Administrative Code. I will be requesting that the Department of Commerce accept natural attenuation as the final remedy for this site, and grant unconditional case closure.

Based upon the aforementioned agreement between Verizon and Ferrellgas, Verizon has accepted responsibility for cleanup of the former underground tanks at the site. Since you are not the responsible party for the groundwater contamination on the property, neither you or any subsequent owner of your property will be held responsible for investigation or cleanup of this groundwater contamination, as long as you and any subsequent owners comply with the requirements of section 292.13, Wisconsin Statutes, including allowing access to your property for further environmental investigation or cleanup, which is not anticipated.

The Department of Commerce will not review the closure request for at least 30 days after the date of this letter. As an affected property owner, you have a right to contact the Department to provide any technical information that you may have that indicates that closure should not be granted for this site. If you would like to submit any information to the Department of Commerce that is relevant to this closure request, you should mail that information to:


Ms. Dee Zoellner, Wisconsin  
WI Department of Commerce  
2129 Jackson Street  
Oshkosh, WI 54901.

When this case is closed, all properties within the site boundaries where groundwater contamination exceeds chapter NR 140 groundwater enforcement standard will be listed on the Department of Natural Resources' geographical information system (GIS) Registry of Closed Remediation Sites. The information on the GIS Registry includes maps showing the location of properties in Wisconsin where groundwater contamination above chapter NR 140 enforcement standards was found at the time that the case was closed. This GIS Registry will be available to the general public on the Department of Natural Resources' internet web site. Should you or any subsequent property owner wish to construct or reconstruct a well on your property, special well construction standards may be necessary to protect the well from the residual groundwater contamination. Any well driller who proposes to construct a well on your property in the future will first need to call the Wisconsin Diggers Hotline (1-800-242-8511) if your property is located outside of the service area of a municipally owned water system, or contact the Drinking Water program within the Department of Natural Resources if your property is located within the designated service area of a municipally owned water system, to determine if there is a need for special well construction standards.

Once the Department makes a decision on the closure request, it will be documented in a letter. If the Department grants closure, you may obtain a copy of this letter by requesting a copy from me, by writing to the agency address given above or by accessing the DNR GIS Registry of Closed Remediation Sites at [www.dnr.state.wi.us/org/at/et/geo/gwur](http://www.dnr.state.wi.us/org/at/et/geo/gwur). A copy of the closure letter is included as part of the site file on the GIS Registry of Closed Remediation Sites.

If you need more information, you may contact me at (973) 266-9311, or you may contact Ms. Dee Zoellner, Wisconsin Department of Commerce, on (715) 342-3802.

Very Truly Yours,



Verizon-Network Services Inc.  
Steven T. Baldisserotto, PE  
*Environmental Manager*  
cc: John Roberts, ERM

Environmental  
Resources  
Management

700 W. Virginia Street,  
Suite 601  
Milwaukee, WI 53204  
(414) 289-9505  
(414) 289-9552 (fax)

<http://www.erm.com>



July 11, 2003

Mr. Douglas Daul  
City Clerk  
City of Green Bay  
100 North Jefferson  
Rm 106  
Green Bay, Wisconsin 54301

Subject: Notice of Potential Groundwater Contamination Presence  
Weise Street Right-of-Way (ROW)  
Located adjacent to Ferrellgas Facility  
Former Vision Energy Property  
735 Weise Street  
Green Bay, Wisconsin  
Commerce # 54302-1144-35: WDNR # 03-05-001232

Dear Mr. Daul:

On behalf of Bell Atlantic (Verizon), Environmental Resources Management, Inc. (ERM Inc.) is submitting to the City of Green Bay, this notice that groundwater contamination may exist beneath the Weise Street right of way (ROW) adjacent to 735 Weise Street (See Attachment 1).

The Wisconsin Department of Commerce (Comm), in a letter dated June 2002 (See Attachment 2) affirmed that conditional closure had been granted for the above mentioned site on February 24, 2000. Verizon has chosen to have the property placed on the Geographic Informations Systems Registry of Closed Remediation Sites (GIS Registry) to obtain final closure. The Final case closure is conditional upon receipt of additional documentation. This documentation includes written notification of the potential presence of groundwater contamination as stated in NR 726.05 (2)(b) 4 to the affected parties. These parties include the municipal clerk, and the municipal department and/or state agency responsible for activities in the ROW.

Mr. Douglas Daul  
WO# 5913.00  
July 11, 2003  
Page 2

Environmental  
Resources  
Management

If you have any questions or require information please call me at 414-289-9505.

Sincerely,



✓ John Roberts  
*Senior Project Manager*

Attachments:      1. Figure  
                         2. Wisconsin Department of Commerce Pending Site  
                         Closure Letter

cc:      Carl Weber-Director of Public Works, City of Green Bay  
         Steven Baldisseratto-Bell Atlantic